

CITY OF BOULDER
PLANNING BOARD ACTION SUMMARY
Thursday, October 6, 2016

1. CALL TO ORDER AND ROLL CALL : 6:04 p.m.			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Present		
2. APPROVAL OF MINUTES			
A.		August 11, 2016	Approved
B.		August 25, 2016	Approved
C.		September 15, 2016	Approved
3. PUBLIC PARTICIPATION			
A. Kristin Bjornsen			
4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS			
A.		Call Up Item: Site Review: Redevelopment of a vacant lot, formerly occupied by a Recreational Vehicle (RV) dealership and repair facility located at 2751 30 th Street. Proposed are 32 townhomes and four small corner retail spaces with below grade parking, a central open space area and a parking reduction of 25 percent or 60 spaces where 80 spaces are standard.	No Action
5. PUBLIC HEARINGS			
A.		<p>AGENDA TITLE: Public hearing for consideration of a Floodplain Development Permit (LUR2016-00035) and a Stream, Wetland, and Water Body Permit (LUR2016-00034) for a rehabilitation and enhancement project for the Civic Area along Boulder Creek, between 9th Street and Broadway within the conveyance zone, high hazard zone, stream, and buffer zones.</p> <p>Applicant/Owner: City of Boulder Parks and Recreation Department</p>	Approved
Comments:			
B.		<p>AGENDA TITLE: Public hearing and actions on the following items related to development review applications for properties located at 4801, 4855, 4865 and 4885 Riverbend Road within the Riverbend Office Park:</p> <ol style="list-style-type: none"> 1. Boulder Valley Comprehensive Plan (BVCP) Land Use Map Change, LUR2016-00038: Decision on proposal to change the underlying BVCP Land Use Designation on the Riverbend Road site from Transitional Business to Public; 	Approved

		<ol style="list-style-type: none"> 2. Rezoning, LUR2016-00038: Recommendation to City Council on request to rezone the properties from BT-2 (Business Transitional – 2) to P (Public); 3. Amendment to Ordinance No. 8028: Recommendation to City Council on a request to amend Ordinance No. 8028 to allow consideration of a height modification to up to 55 feet; 4. Site Review, LUR2016-00040: Decision on request to amend the Riverbend Office Park Planned Unit Development (PUD) to build a new 70,342 sq. ft., 3-story medical center to include inpatient behavioral health, inpatient rehabilitation and neurology facilities as part of the Boulder Community Health functions at the corner of Arapahoe Ave. and 48th Street. The proposal also includes a new, 6-story parking structure containing 406 parking spaces with first floor accessory uses including office and hospital-oriented retail. The proposal would require a height modification to permit the medical and parking garage buildings at 55-feet where 35-feet is the by-right limit, and 5. Use Review, LUR2016-00040: Decision on request for automobile parking lots, garages or car pool lots as a principal use on the site to permit a parking garage that serves the proposed medical office building and accessory retail uses as well as overflow parking from the Boulder Community Health Foothills Hospital. <p>Applicant: Darryl Brown for Boulder Community Health Property Owner: Boulder Community Health & Riverbend Sleep, LLC</p>	
		Comments:	
6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY			
7. DEBRIEF / CALENDAR CHECK			
8. ADJOURNMENT: 9:13 p.m.			